

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*August 26, 2004*

Council Chambers 400 Stewart Avenue Las Vegas, Nevada  
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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#### Las Vegas City Council

Mayor Oscar B. Goodman  
Mayor Pro Tem Gary Reese, Ward 3  
Councilman Larry Brown, Ward 4  
Councilman Lawrence Weekly, Ward 5  
Councilman Michael Mack, Ward 6  
Councilwoman Janet Moncrief, Ward 1  
Councilman Steve Wolfson, Ward 2  
City Manager Douglas A. Selby

#### Commissioners

Richard Truesdell, Chairperson  
Todd Nigro, Vice Chairperson  
Byron Goynes  
Laura McSwain  
Steven Evans  
Leo Davenport  
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2<sup>nd</sup> Floor Skybridge  
Clark County Government Center, 500 S. Grand Central Parkway  
Las Vegas Library, 833 Las Vegas Boulevard North  
Grant Sawyer Building, 555 East Washington Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the **July 22, 2004** Planning Commission Meeting minutes by reference (\_\_\_\_ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-4819 - TENTATIVE MAP - BRADLEY ROAD/ AZURE AVENUE - APPLICANT: CARLOS ESCAPA - OWNER: NEW YORK PLASTICS, LLC - Request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN 125-25-101-010, 011, 014 and 015), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
2. TMP-4839 - TENTATIVE MAP - ALTESSA AT THE VISTAS - APPLICANT: WRG DESIGN, INC. - OWNER: CHATEAU SUMMERLIN, LLC - Request for a Tentative Map FOR A 280-UNIT CONDOMINIUM SUBDIVISION on 13.14 acres adjacent to the southeast corner of Far Hills Avenue and Carriage Hill Drive (APN 137-26-310-001) P-C (Planned Community) Zone, Ward 2 (Wolfson).
3. TMP-4838 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR AN 18 LOT MIXED USE SUBDIVISION on 41.02 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).

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4. TMP-4842 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS #5- APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR A 42 UNIT CONDOMINIUM SUBDIVISION on 1.22 acres south of Farm Road and west of Tule Springs Road (a portion of APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).
5. TMP-4843 - TENTATIVE MAP - THE VILLAGE OF CENTENNIAL SPRINGS #12 - APPLICANT: THE KEITH COMPANIES, INC. - OWNER: CARINA CORPORATION - Request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY SUBDIVISION on 1.58 acres south of Farm Road and west of Tule Springs Road (a portion of APN 125-17-702-002), T-C (Town Center) Zone, Ward 6 (Mack).
6. ANX-4777 - ANNEXATION - APPLICANT: STERLING DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LLC - Petition to annex property generally located on the southeast corner of Iron Mountain Road and Maverick Street (APN 125-11-503-001, 002; 125-11-507-002, and 004), containing approximately 14.48 acres, Ward 6 (Mack).

#### ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

7. ABEYANCE SDR-4740 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: M A R, LLC - Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan Parking Lot Landscaping Standards FOR A PROPOSED PARKING LOT on 0.26 acres at 829 South Sixth Street (APN 139-34-410-204), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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8. RQR-4664 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
9. SUP-4811 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL - Request for a Special Use Permit FOR A 40 FOOT HIGH, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3311 Meade Avenue (APN 162-08-303-004), M (Industrial) Zone, Ward 1 (Moncrief).
10. SUP-4812 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: MILTON SCHWARTZ REVOCABLE FAMILY TRUST, ET AL - Request for a Special Use Permit FOR A 40 FOOT HIGH, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3542 Sirius Avenue (APN 162-08-303-027), M (Industrial) Zone, Ward 1 (Moncrief).
11. SDR-4823 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 13.00 acres adjacent to the west side of Cliff Shadows Parkway, approximately 660 feet south of Alexander Road (a portion of APN 137-12-101-008), C-V (Civic) Zone, Ward 4 (Brown).
12. SDR-4827 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE RANDALL COMPANY - OWNER: FORT APACHE/CHEYENNE HOLDINGS, LLC - Request for a Site Development Plan Review FOR A 18,720 SQUARE FOOT OFFICE DEVELOPMENT AND FOR A WAIVER OF FOUNDATION LANDSCAPING OF THE COMMERCIAL DEVELOPMENT STANDARDS on 1.75 acres adjacent to the west side of Fort Apache Road approximately 430 feet north of Cheyenne Avenue (APN 138-07-801-010), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 4 (Brown).

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13. SDR-4835 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: HENRY BRENT COMPANY AND STEADFAST AMX I AND STEADFAST AMX II, LLC - OWNER: THIRD STREET PROMENADE, LLC - Request for a Site Development Plan Review FOR A PROPOSED VALET OPERATION on 0.73 acres of Third Street between Ogden Avenue and Stewart Avenue (APN 139-34-510-012 through 019 and 030), C-2 (General Commercial) Zone, Ward 5 (Weekly).
14. SDR-4841 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: FURNITURE MART LAND HOLDINGS II, LLC - OWNER: WMCI ASSOCIATES, LLC - Request for a Site Development Plan Review FOR A 345,670 SQUARE FOOT TEMPORARY EXHIBIT SPACE on 30.2 acres at 495 South Grand Central Parkway (APN 139-33-610-004, 139-33-511-003 and 004), PD (Planned Development) Zone, Ward 5 (Weekly).
15. VAC-4571 - VACATION - PUBLIC HEARING - APPLICANT: CDPCN - OWNER: CITY OF LAS VEGAS HOUSING AUTHORITY - Request to for a Petition of Vacation to vacate a public drainage easement generally located north of Monroe Avenue, east of "J" Street, Ward 5 (Weekly).

#### PUBLIC HEARING ITEMS:

16. ABEYANCE - ZON-4623 - REZONING - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), Ward 6 (Mack).
17. ABEYANCE - SDR-4626 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4623 - PUBLIC HEARING - APPLICANT: NEVADA HOMES GROUP - OWNER: HUALAPAI NEVADA, LLC - Request for a Site Development Plan Review FOR A 27 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units Per Acre)], Ward 6 (Mack).

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18. ABEYANCE - GPA-4631 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. SHIELDS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL) TO: O (OFFICE) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).
19. ABEYANCE - ZON-4635 - REZONING RELATED TO GPA-4631 - PUBLIC HEARING - APPLICANT/OWNER: CHARLES H. SHIELDS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), Ward 6 (Mack).
20. ABEYANCE - SDR-4638 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4631 AND ZON-4635 - PUBLIC HEARING - APPLICANT/OWNERS: CHARLES H. SHIELDS - Request for a Site Development Plan Review FOR A PROPOSED OFFICE PARKING LOT on 0.96 acres at 7180 West Azure Drive (APN 125-27-503-008), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 6 (Mack).
21. ABEYANCE - GPA-4649 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: PF (PUBLIC FACILITY) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), Ward 5 (Weekly).
22. ABEYANCE - ZON-4646 - REZONING RELATED TO GPA-4649 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), Ward 5 (Weekly).



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23. WVR-4846 - WAIVER RELATED TO GPA-4649 AND ZON-4646 - PUBLIC HEARING - APPLICANT/OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 157 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED AND A WAIVER OF Title 18.12.105 TO ALLOW A PRIVATE DRIVE TO BE 679 FEET WHERE 200 FEET IS THE MAXIMUM LENGTH PERMITTED on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).
24. ABEYANCE - VAR-4648 - VARIANCE RELATED TO GPA-4649, ZON-4646 AND WVR-4846 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Variance TO ALLOW A 2.5 ACRE R-PD SUBDIVISION WHERE 5.0 ACRES IS REQUIRED FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone, Ward 5 (Weekly).
25. ABEYANCE - SDR-4647 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-4649, ZON-4646, WVR-4846 AND VAR-4648 - PUBLIC HEARING - APPLICANT/ OWNER: AQUINO BENITO ARMAND, ET AL - Request for a Site Development Plan Review FOR A 14 UNIT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT on 2.5 acres adjacent to the northwest corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 5 (Weekly).
26. ABEYANCE - SDR-4619 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WEINGARTEN REALTY INVESTMENTS - Request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANT PADS WITHIN AN EXISTING COMMERCIAL CENTER on 10.69 acres adjacent to the southeast corner of Decatur Boulevard and Charleston Boulevard (APN 162-06-112-005, 162-06-112-007, and a portion of 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).



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27. **ABEYANCE - RENOTIFICATION - MOD-4632 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Major Modification to the Lone Mountain Master Development Plan FROM: VC (VILLAGE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED RESIDENTIAL) on 3.7 acres adjacent to the southwest corner of Buckskin Avenue and Shady Timber Street (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
28. **ABEYANCE - RENOTIFICATION - WVR-4754 - WAIVER RELATED TO MOD-4632 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW A 210-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, IN CONJUNCTION WITH A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 4 (Brown).
29. **ABEYANCE - RENOTIFICATION - SDR-4751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-4632 AND WVR-4754 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION - OWNER: SHADOW HILLS PLAZA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 44-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 3.70 acres adjacent to the southwest corner of Shady Timber Street and Buckskin Avenue (a portion of APN 137-12-401-022 and a portion of 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) [Village Commercial Lone Mountain Special Land Use Designation - PROPOSED: Medium-Low Attached Residential], Ward 4 (Brown).
30. **ZON-4828 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), Ward 1 (Moncrief).

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31. SDR-4837 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-4828 - PUBLIC HEARING - APPLICANT/OWNER: PLASIM HOMES, LLC - Request for a Site Development Plan Review FOR A 39 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 16.0 acres adjacent to the northwest corner of Monte Cristo Way and O'Bannon Drive (APN 163-03-302-004, 005, and 006), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 1 (Moncrief).
32. VAR-4804 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VALENCIA COMMUNITIES, INC. - Request for a Variance TO ALLOW ZERO OPEN SPACE WHERE 11,500 SQUARE FEET IS REQUIRED FOR A 16-LOT SINGLE FAMILY DEVELOPMENT on 2.92 acres at 1700 South Buffalo Drive (APN 163-03-201-003, 004 and 005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 1 (Moncrief).
33. SUP-4807 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
34. SUP-4808 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 51 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
35. SUP-4809 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ORION OUTDOOR MEDIA - OWNER: G G P IVANHOE II, INC. - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4300 Meadows Lane (APN 139-31-510-016), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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36. SUP-4814 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANDY CASH LOAN CENTERS - OWNER: CHEYENNE LORENZI, LTD - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF 800 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND A WAIVER OF THE 1,500 SQUARE FOOT INTERIOR SPACE REQUIREMENT adjacent to the southeast corner of Cheyenne Avenue and Rainbow Boulevard (APN 138-14-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
37. SUP-4821 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOS COMPADRES, INC. - OWNER: SAHARA WESTLAKE ASSOCIATES - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF ZERO FEET WHERE 200 IS REQUIRED FROM RESIDENTIAL PROPERTY, A SEPARATION OF 230 FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE, AND AN INTERIOR BUILDING SPACE OF 100 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 4505 West Sahara Avenue (APN 162-07-101-010), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
38. SUP-4822 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ACOSTA ENTERPRISE DBA EL RINCON LATINO - OWNER: SAHARA WESTLAKE ASSOCIATES - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (ON-SALE/OFF-SALE/ ON-OFF-SALE) at 4505 West Sahara Avenue (APN 162-07-101-010), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
39. SUP-4830 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Special Use Permit FOR A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northwest corner of Westcliff Drive and Rainbow Boulevard (APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (Wolfson).
40. SUP-4834 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/ OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A UNPAVED TEMPORARY REAL ESTATE SALES OFFICE PARKING LOT approximately 550 feet south of Elkhorn Road and Campbell Road (APN 125-20-113-006 and 007), T-C (Town Center) Zone, Ward 6 (Mack).

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41. SUP-4844 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JESUS IS THE ANSWER MINISTRIES - OWNER: TIM MEAD AND JULIE OVERMAN - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME at 1060 Hart Avenue (APN 139-21-612-043), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).
42. SUP-4845 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAZZZ DINERO RAPIDO - OWNER: WILLIAM MIGUEL, ET AL - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED WITH A SEPARATION OF 50 FEET WHERE 200 IS REQUIRED FROM A RESIDENTIAL PROPERTY, A SEPARATION OF ZERO FEET WHERE 1,000 FEET IS REQUIRED FROM A SIMILAR USE AND AN INTERIOR BUILDING SPACE OF 54 SQUARE FEET WHERE 1,500 SQUARE FEET IS THE MINIMUM REQUIRED at 745 North Nellis Boulevard (APN 140-29-802-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
43. SUP-4919 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: THE MASSAGE GROUP - OWNER: CITY OF LAS VEGAS REDEVELOPMENT AND FREMONT STREET EXPERIENCE, LLC - Request for a Special Use Permit FOR A PROPOSED MOBILE MASSAGE ESTABLISHMENT, WAIVER OF THE 1,000 FOOT DISTANCE SEPARATION REQUIREMENT FROM ANOTHER MASSAGE ESTABLISHMENT, AND A WAIVER OF THE RESTRICTIONS ON HOURS OF OPERATION within the Fremont Street Experience (APN 139-34-111-064), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
44. RQR-4661 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY - Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
45. RQR-4669 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: DENNIS HANCOCK - OWNER: ZYGMUNT AMARETTI - Required One Year Review of an approved Special Use Permit (SUP-2203) WHICH ALLOWED AN AUTO REPAIR GARAGE, MAJOR AND WAIVERS TO ALLOW MAJOR REPAIR AND SERVICE WORK OUTSIDE OF A ENCLOSED BUILDING, TO ALLOW OUTDOOR HOISTS, AND TO NOT SCREEN DISABLED OR WRECKED VEHICLES FROM SURROUNDING PROPERTIES AND ADJOINING STREETS at 2101 Fremont Street (APN 139-35-804-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

# Agenda

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46. RQR-4910 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT/OWNER: STEVE A. PHILLIPS - Required Two Year Review of an approved Site Development Plan Review (SD-0026-02) FOR SITE IMPROVEMENTS IN CONJUNCTION WITH TEMPORARY SALES located at 6651 West Charleston Boulevard (APN 163-02-104-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], Ward 1 (Moncrief).
47. WVR-4833 - WAIVER - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 90 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), T-C (Town Center) Zone, Ward 6 (Mack).
48. SDR-4832 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-4833 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: RANDEER, LLC - Request for an Site Development Plan Review FOR A 131 LOT SINGLE FAMILY DETACHED DEVELOPMENT on 11.3 acres adjacent to the northwest corner of Cimarron Road and Deer Springs Way (APN 125-21-202-004), TC (Town Center) Zone, Ward 6 (Mack).
49. MOD-4879 - MINOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Minor Modification to the Las Vegas Medical District Plan in order to reduce restrictions on mixed-use developments and to clarify the Table of Permitted Uses, Ward 5 (Weekly).
50. SDR-4498 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: ADA ARGUETA - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND A WAIVER OF LANDSCAPE STANDARDS on 0.11 acres at 1709 Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

#### DIRECTOR'S BUSINESS:

51. TXT-4435 - TEXT AMENDMENT - PUBLIC HEARING - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.130, "Live/Work Overlay District," in order to expand the boundaries of the Live/Work District and to permit live/work units in PD zoning districts.

# Agenda

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#### CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.